

HUNTERS®

HERE TO GET *you* THERE



Wisteria Park Gardens

Thirsk, YO7 1TW

Asking Price £460,000



Council Tax: E



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Entrance Hall

Accessed via a composite door and with doors off to the living room, dining kitchen and cloakroom. Wood effect flooring and stairs to the first floor.

Cloakroom

Fitted with white suite comprising; wash hand basin and low flush WC. Ceramic tiled floor. Central heating radiator.

Dining Kitchen

22'5 x 13'4 (6.83m x 4.06m)

A dual aspect room with double glazed windows to the front elevation and sliding patio doors opening to the patio and rear garden. The kitchen is fitted with a range of modern, high gloss wall and floor mounted units with quartz work-surfaces. Integrated appliances include; electric single oven, induction hob with extractor over, fridge freezer, dishwasher and space and plumbing for a washing machine.

The dining area offers ample space for both dining and seating, enjoying a pleasant outlook into the enclosed rear garden. Ceramic tiled floor continued from kitchen, two central heating radiators and door to boot room.

Boot room

7'8 x 6'9 (2.34m x 2.06m)

A useful space for outdoor wear, with door from rear garden and ceramic tiled floor. Wall mounted gas central heating boiler. Door to good sized under-stair store cupboard.

Living room

22'4 x 13'5 (6.81m x 4.09m)

A dual aspect room with double glazed windows to

the front elevation and sliding patio doors opening to the patio and rear garden. Ornate feature brick-built fireplace with Oak mantle. Two central heating radiators.

First Floor

Landing

With doors off to all bedrooms and house bathroom. Airing cupboard. Access to loft hatch.

Bedroom One

14'5 x 12'10 (4.39m x 3.91m)

Double glazed window to rear aspect and central heating radiator.

En-suite

White suite comprising; wash hand basin, low flush WC and shower in cubicle. Walls tiled to half height and shower area. Chrome heated towel rail. Extractor.

Bedroom Two

13'6 x 12'8 (4.11m x 3.86m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

14'5 x 9'4 (4.39m x 2.84m)

With feature half height paneling to walls, double glazed window to front aspect and central heating radiator.

Bedroom Four

10'4 x 9'4 (3.15m x 2.84m)

Double glazed window to the rear elevation and central heating radiator.

House Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Double glazed window to front elevation and wall mounted heated towel rail.

Outside

Garage and Parking

19'4 x 10' (5.89m x 3.05m)

Single garage with up and over door. Tarmac driveway providing off street parking for three cars.

Front Garden

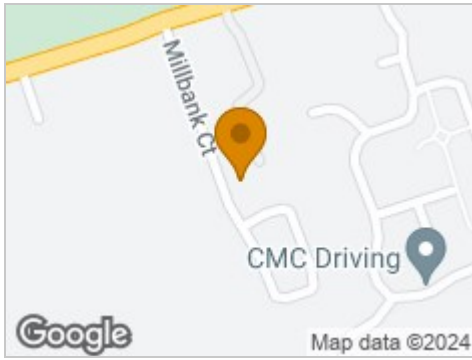
Mainly laid to lawn with carefully selected plants and shrub planting. Paved pathway provides gated access the side of property.

Rear garden

Fully enclosed and spacious rear garden which extends to the side of the property. Mainly laid to lawn with two patio areas, pergola and well planted flower border.



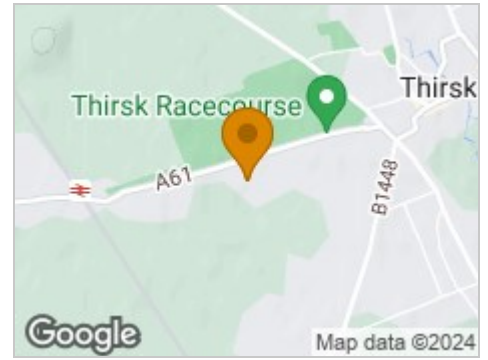
Road Map



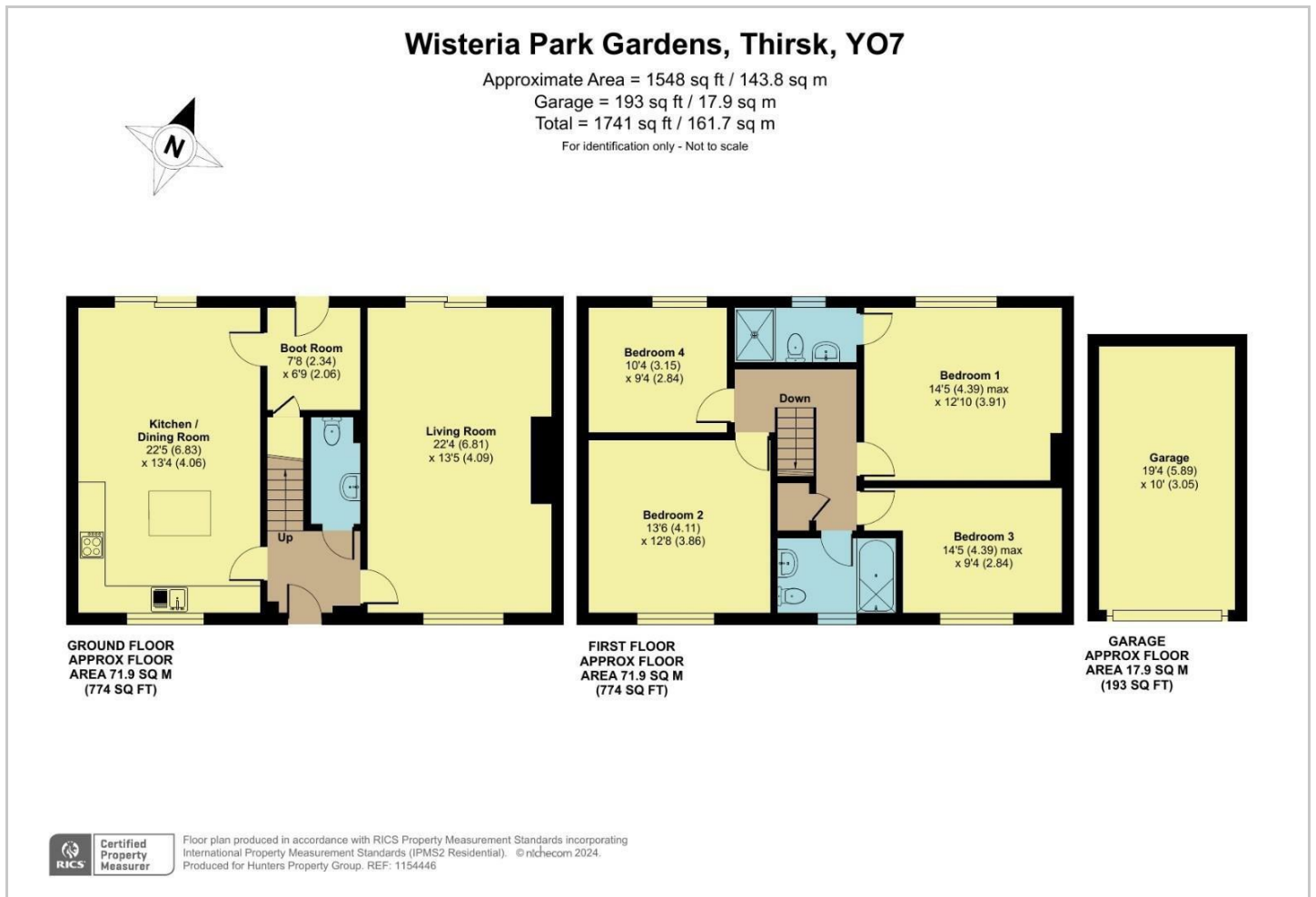
Hybrid Map



Terrain Map



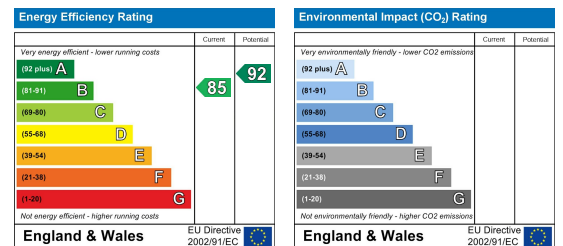
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.